

## Planning Statement

**Site:** Marwood Court, Grueisen Road, London N3 1LT

**Proposal:** Outline planning application for construction of a third floor level to provide 2no. flats. Provision of off-street parking and refuse and recycling and cycle storage. New front access gates. Landscaping a reserved matter

### **1.0 Application Site**

The application site forms part of a street which has a very mixed character of residential and commercial properties, with varying designs, massing and heights.

The site is not located within a conservation area.

The site has a PTAL rating of 4, being very close to Finchley Central Town Centre and close to Finchley Central tube station. The site is also close to West Finchley tube station.

The site is very close to Victoria Park public open space.

### **2.0 Relevant Planning History**

None.

### **3.0 Proposal**

- Additional floor to provide two 1-bedroom flats (57sqm & 56sqm)
- Secured bike store - 8no secured bike store
- Bin store
- Two additional car parking spaces
- Communal Amenity space - 187 sqm
- The proposal would meet Part M4(2) standards of the building regulations (discretionary building regulation accessibility standard), except for the provision of a lift – it is not possible to provide a lift.
- The proposal will be constructed incorporating carbon dioxide emission reduction measures which achieve an improvement of not less than 35% in carbon dioxide emissions, when compared to a building constructed to comply with the minimum Target Emission Rate requirements of the 2010 Building Regulations. This is compliant with the requirements of Policy SI of the London Plan 2021.

#### **4.0 Planning Assessment**

**The main issues for consideration in this case are:**

- The impact the proposal would have on the character and appearance of the area
- Impact on neighbouring residential amenity
- The standard of accommodation provided
- Highways and parking matters
- Refuge and recycling
- Sustainability
- Accessibility
- Landscaping
- Other material considerations

#### **5.0 The impact the proposal would have on the character and appearance of the area**

This part of the street has a very mixed character of residential and commercial properties, with varying designs, massing and heights. This is demonstrated by the image below - the application property is indicated by the red dot.



The proposal provides a mansard roof extension on an existing flat roof, with windows matching below.

The existing property has no architectural merit so contributes negatively to the character and appearance of the street scene.

The proposal would in part provide a book end at the end of the street with a design form which enhances the design form of the existing building overall, contributing positively to the character and appearance of the locality.

It is also important to note that bins are currently stored on the pavement – this is shown in the image below. The proposal would seek to significantly improve the situation by providing secure bin storage.



The proposed new front access gates will not result in any harm to the character and appearance of the street.

#### **6.0 Impact on neighbouring residential amenity**

The proposal would not result in any demonstrable harm to neighbouring amenity.

The two windows facing neighbouring gardens will be obscure glazed and fixed shut.

#### **7.0 The standard of accommodation provided and amenities of future occupiers of the proposed units.**

The proposed one-bedroom flats (2-persons) would meet minimum space standard's and floor to ceiling heights.

Each flat will be dual aspect and will be provided good levels of light and outlook.

The proposed flats will have access to the existing communal amenity space, which will be slightly reduced (to allow for two additional car parking spaces), leaving 187sqm of communal amenity space. There are six existing two-bedroom flats (3 habitable rooms each). The Councils standards require 5sqm of amenity space per habitable room. The total habitable rooms (including the proposal) would be 22 habitable rooms, meaning 110sqm of communal amenity would be required ( $22 \times 5 = 110$ ). Therefore, the provision of 187sqm of communal amenity space far exceeds the minimum standards.

It is also important to note that the site is located very close to Victoria Park public open space and Finchley Central Town Centre.

## **8.0 Highway and parking matters**

Each flat will be provided one car parking space and secure cycle storage.

The proposal overall seeks to provide secure cycle storage for eight cycles – details can be conditioned.

## **9.0 Refuse and Recycling Storage**

Refuse and recycling bins are currently stored on the pavement. The proposal would seek to significantly improve the situation by providing secure bin storage.

## **10.0 Sustainability**

The proposal will be constructed incorporating carbon dioxide emission reduction measures which achieve an improvement of not less than 35% in carbon dioxide emissions, when compared to a building constructed to comply with the minimum Target omission Rate requirements of the 2010 Building Regulations. This is compliant with the requirements of Policy SI of the London Plan 2021.

The proposed flats will have 100% of its water supply through a water meter.

The proposed flats will incorporate water saving and efficiency measures that comply with Regulation 36(2)(b) of Part G 2 of the Building Regulations to ensure that a maximum of 105 litres of water is consumed per person per day.

## **11.0 Accessibility**

The proposal would meet Part M4(2) standards of the building regulations (discretionary building regulation accessibility standard), except for the provision of a lift – it is not possible to provide a lift.

## **12.0 Landscaping**

**Landscaping is a reserved matter.**

## **13.0 Other material considerations**

The adopted London Plan (published March 2021) is an additional material planning consideration.

Policy H1 sets new housing delivery targets for Barnet. The annualised target has been changed from 2349 per year for housing supply (planning permissions granted) to 3134 housing completions from 2019. To deliver this substantial increase in housing completions the London Plan recognises that a presumption in favour of housing development is required.

Policy H2 states that small site housing developments will be the strategic priority (paragraph 4.2.1) to deliver housing. Part A of the policy states that “small sites should play a much greater role in housing delivery...” Part B, 1, recognises that planning decisions should accept that local character evolves over time and will need to change in appropriate locations to accommodate additional housing provision and increases in residential density through small housing developments. The policy also includes a new housing delivery target solely for the number of dwellings approved for applications of small sites. The target set for Barnet is 1204 dwellings per annum.

Therefore, the provision of two additional dwellings should be afforded significant weight.

The proposal ensures an efficient use of land in compliance with sustainability policies.